



Catherine E. Pugh
Mayor

COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 12, 2018

REQUEST: Concept Review – Construct Seven-Story Building

ADDRESS: 1208-1226 E. Baltimore Street (Jonestown Historic District)

STAFF: Walter W. Gallas, AICP

APPLICANT: Thomas Stone, Steve Gudeman

OWNERS: Helping Up Mission - House of Freedom

RECOMMENDATION: Concept approval of height, scale, and massing, with plans to return to Commission for final approval of design details

SITE/HISTORIC DISTRICT

General Area: The property is located within the Jonestown historic district on E. Baltimore Street between Aisquith Street to the west and N. Central Avenue to the east. Construction for the new Ronald McDonald House is underway directly next door to the west. Farther along on the north side of E. Baltimore Street, McKim Free School, a Baltimore City Landmark, is located to the west at Aisquith Street, and the Hendler Creamery development site is west of Aisquith Street. The Friends Meeting House, another Baltimore City Landmark, is nearby at E. Fayette and Aisquith Streets (*Images 1- 4*).

Jonestown historic district exemplifies the physical culture of a residential, commercial, and industrial neighborhood that housed and employed several immigrant and class groups throughout the late 18th, 19th, and 20th centuries. In a typical urban development pattern, residential, institutional, commercial and industrial uses were fairly integrated components of Baltimore City, particularly in the Jonestown neighborhood. This neighborhood became home to many first-generation ethnic groups which built their synagogues and churches here. In addition, several significant industries settled in Jonestown, contributing to its built environment.

Site Conditions: The site is occupied by a five-bay stucco-covered building of four stories and partially below-grade basement. It has vague modernist touches, reflecting its redevelopment in the early 1950s as the Seafarers International Union Hall through the radical alteration of the 1913 Jewish Educational Alliance (JEA) building (*Images 5-7*). Large metal framed picture windows are at the first floor and metal framed single-paned windows at the basement, second and third floor. The main building is topped with an enclosed glass solarium, a conversion from the original open-air rooftop terrace of the JEA. Metal panels line the base of the solarium windows, and reddish polished granite surrounds the main central entry from the street. A four-

story addition to the east which was part of the building's conversion to the union hall in 1954, is set back from the street. Metal panels run between the windows at each floor in the addition.

BACKGROUND

September 12, 2017 – At CHAP Hearing 1- Determination of Architectural Significance, the Commission approved the following motion:

Move to approve staff determination that 1216 E. Baltimore Street, while having an important amount of history associated with the building and the site, is not a contributing building to the historic district, as per Criterion 3. Staff recommends that as planning for redevelopment of the site proceeds, that the rich history of the site be preserved through permanent interpretive materials or exhibit in the new building. Proviso added that the developer consider the reuse of the granite door surround at the front entrance.

March 26, 2018 – Applicants had pre-development meeting with CHAP and Planning Department.

April 18, 2018 – Applicants presented plans to Site Planning and Review Committee (SPRC), which included recommendation that Department of Transportation review proposed 40' wide curb cut combining garage and service drive entry.

May 1, 2018 – CHAP staff met with development team to review proposed concept design and made comments about treatment of main entry, garage entry, landscaping plan along Baltimore Street.

PROPOSAL

The applicant proposes to demolish the existing building and construct a seven-story building with two levels of underground parking. The building will have a partially covered rooftop terrace. The building will be the House of Freedom Women and Children's Center providing housing and treatment services for about 150 women with and about 50 children from birth to age 12. The building will be 91'-0" high to the terrace roof. The eastern two-thirds of the new building will sit atop the footprint of the current building with the identical setback from Baltimore Street, because of its location above the Metro subway line. The two lower levels of parking will accommodate about 80 spaces, entered by a wide driveway from E. Baltimore Street. The first floor is raised about three feet above the street, again because of the Metro subway. The first floor will contain classroom, conference, dining and kitchen space, along with a health clinic with separate entrance for a different population. The second floor will include space for a library, child care and nursery, work force training, conference rooms and offices. The third through sixth floors will contain bedrooms for the women and children. The seventh floor will house administrative staff. The rooftop deck and terrace are partially covered. The rooftop also contains the mechanical equipment.

APPLICATION OF GUIDELINES

- *2.1 Guiding Principles for New Construction:* Since the existing building was determined not to be a contributing building in the district after its radical alteration in the 1950s, this new construction isn't displacing a historic building. The idiom is clearly contemporary, and it is not trying to look like a historic building. In many ways, it relates more to the Ronald McDonald House than to any other nearby Jonestown building. The plans meet the guideline.

- *2.2 Site Design:* The site design is driven by the need to work with the underground Metro tunnel encroachment, the building program, and the site constraints. The building will have the same setback as the current building, remaining at the sidewalk. At the rear, it isn't clear yet how this building will relate to the new McKim Park once it's constructed, but that will eventually need to be addressed. The plan meets the design guideline.
- *2.3 Scale and Form:* The proposed building is large, driven, according to the applicant, by the building program and by the realities of the Metro encroachments below ground. The proposed building is 91'-0" to the terrace roof. As point of comparison, the neighboring Ronald McDonald House is 81'-10". The new construction of the proposed Hendler development farther to the west will be about 81'-6" at the parapet edge. Staff recommends looking at setting back the rooftop deck and roof overhang to lessen the perceived height of the building. The mass is essentially broken into three pieces, with a central section at the sidewalk and two wings set back about 25'-0" on each side. The building wings differ in width, with one setback wing two bays wide and the other three bays wide, creating some more visual interest than a purely symmetrical form. With the construction of this project, the north side of E. Baltimore Street will take on another building of a larger scale, and the lower scale of the south side of the street remains intact. The plan meets the design guideline.
- *2.4.1 Building Entrances:* CHAP staff discussed the treatment of the main building entrance with the applicant. Staff was concerned that the entrance was not very well articulated or well-connected to the street. The main doorway is not on the face of the building, but rather tucked under an overhang and to one side of the protruding four-bay section of the building. Responding to staff comment, the applicant bulked up the canopy over the front entry, which is an improvement. Simple signage in the way of metal lettering sitting above the edge of the entrance canopy would mark the entry even further. A side entrance for the stand-alone health clinic is intentionally discreet and more private. With some further refinement, the plan meets the guideline.
- *2.4.3 Garages:* Access to the two levels of underground parking will be provided by an entry on E. Baltimore Street. The driveway approach is wide—some 40'-0"—to accommodate both the garage access and the service drive on the right (east) side of building. While garage access on the primary façade of a building is not recommended, the site realities limit the choices. Furthermore, the entry door will be some feet below street grade and approached on an incline, so its visual impact on the building façade will be lessened. The plan meets the guideline.
- *2.4.5 Roofs:* The height of the building to the terrace roof as proposed would be 91'-0". The proposed roof is flat, which is appropriate, but the terrace and roof overhang on the Baltimore Street side needs to be studied some more to determine if it could be set back to lessen the perceived height of the building. The plans partially meet the design guidelines.
- *2.5.1 Doors and Windows:* Staff will need more details about the windows in the final design. Staff recommends that some portion of the windows be operable, such as an awning window at the lower portion in order to allow residents some control of ventilation without sacrificing safety. The windows could meet the guidelines with some modifications and additional detailing. Staff notes that on the rendering showing the rear

of the building that windows are missing on the inside of the two wings overlooking the second floor roof play area.

- *2.5.2 Materials:* Staff will have further discussions with the applicant to clarify materials and colors. For example, in some of the renderings there are places where it's not clear if a difference in masonry color is intentional or if it is simply being used suggest shadow. The stair towers in the rendering of the rear of the building are shown in a darker masonry, for example. The masonry color would more appropriately be the same color as the building itself.

NEIGHBORHOOD COMMENTS

The Jonestown Planning Council has been notified of the proposal and has sent a letter of support for the project.

ANALYSIS

CHAP staff finds that the proposed new construction:

- Meets *2.1 Guiding Principles for New Construction;*
- Meets *2.2 Site Design;*
- Meets *2.3 Scale and form;*
- With some further refinement meets *2.4.1 Building Entrances;*
- Partially meets *2.4.5 Roofs;*
- With some design modifications, meets *2.5.1 Doors and Windows;* and
- With further staff review, meets *2.5.2 Material.*

RECOMMENDATION

Staff recommends concept approval of height, scale, and massing, with plans to return to Commission for final approval of design details including:

--Window details - Staff recommends the applicant examine including the potential use of operable windows. Additionally, details that should be reviewed and provided to staff for review include the reflectivity of the glass, depth of window within masonry, and depth of muntin. The use of shadow as a design element is encouraged.

--Masonry color – Clarification on what colors are used where on the building.

--Cornice at second floor and roof edge at top of seventh floor

--Belt course between sixth and seventh floors – Review the use of the belt course and perhaps add more depth and mass to the course.

--Rooftop terrace setback and railing detail

--Signage



Eric Holcomb
Director

MAP AND IMAGES

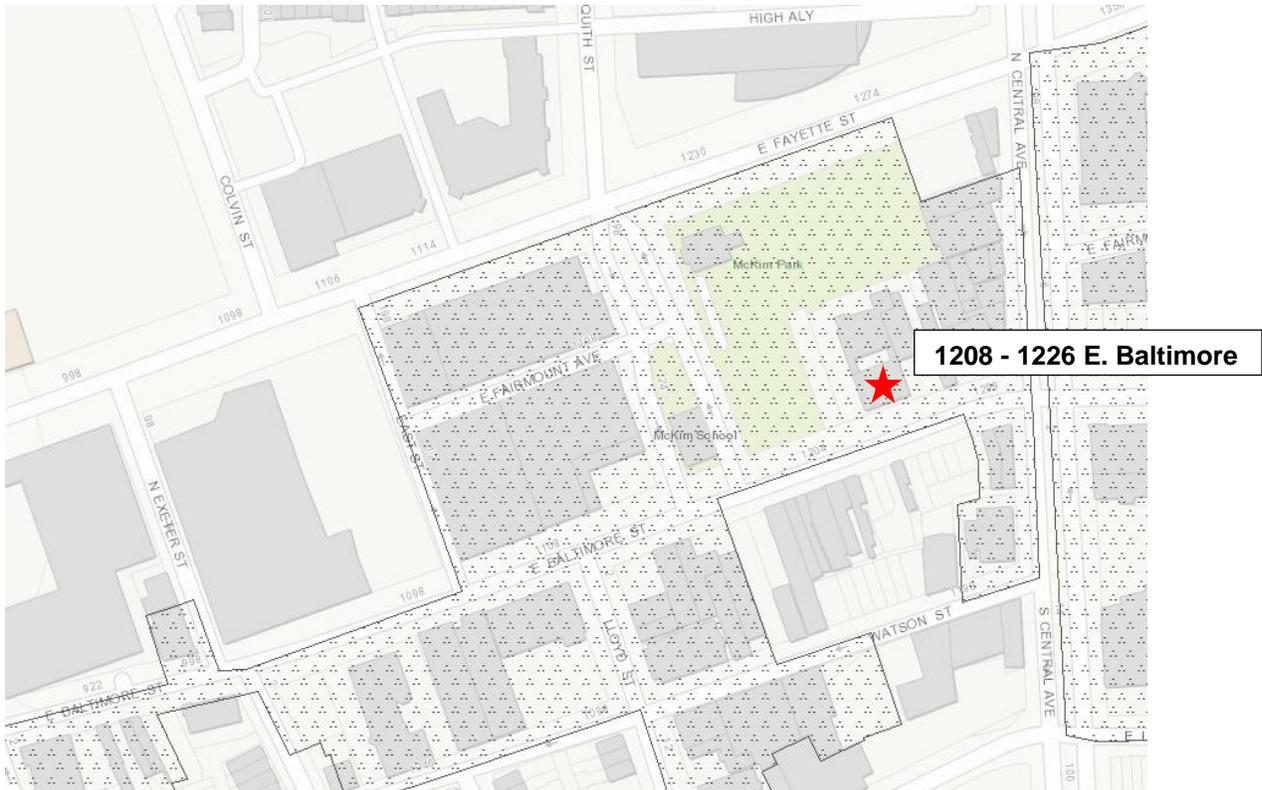


Image 1– 1208 - 1226 E. Baltimore Street in the Jonestown Historic District



Image 2: Aerial view of 1208-1226 E. Baltimore Street from south, January 25, 2018

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building

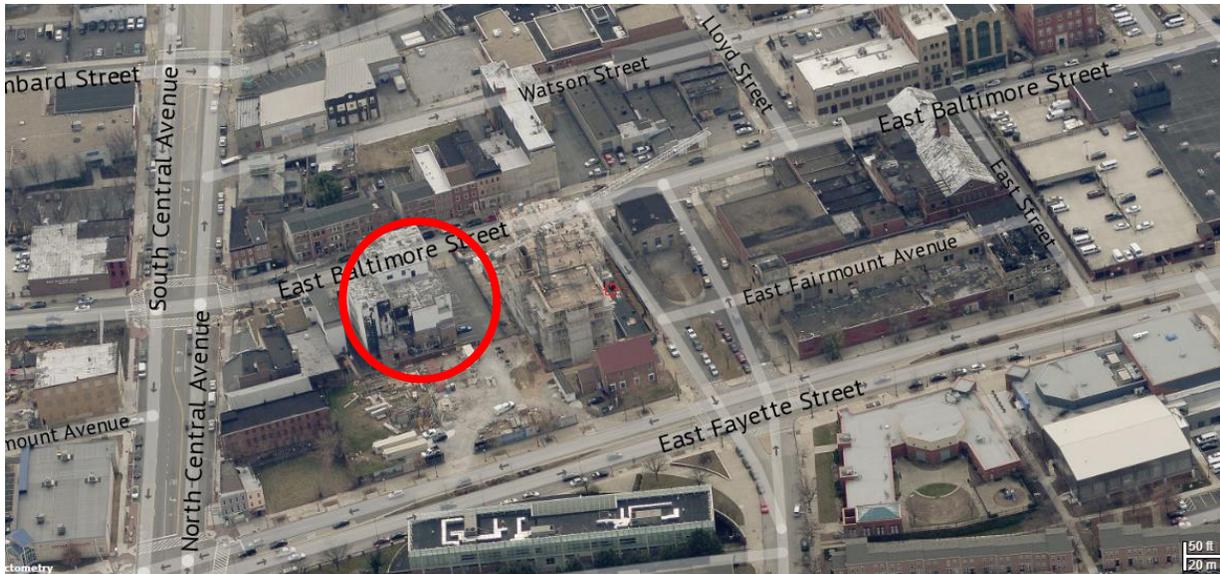


Image 3: Aerial view of 1216 E. Baltimore Street from north, December 29, 2017



Image 4: Aerial view of 1216 E. Baltimore Street from east, December 22, 2017

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building



Image 5: View of 1208-1226 E. Baltimore Street looking west, June 1, 2018



Image 6: View of 1208-1226 E. Baltimore looking west from Central Avenue, June 1, 2018

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building



Image 7: View west on E. Baltimore Street showing south side of street, with 1208-1226 E. Baltimore Street to the right, June 1, 2018



	<p>House of Freedom Women and Children's Center</p>	<table border="1"> <tr> <td>DATE</td> <td>5/18/18</td> </tr> <tr> <td>NO.</td> <td>501.1</td> </tr> </table>	DATE	5/18/18	NO.	501.1
DATE	5/18/18					
NO.	501.1					

Image 8: 1208-1228 E. Baltimore, proposed design, May 18, 2018

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building



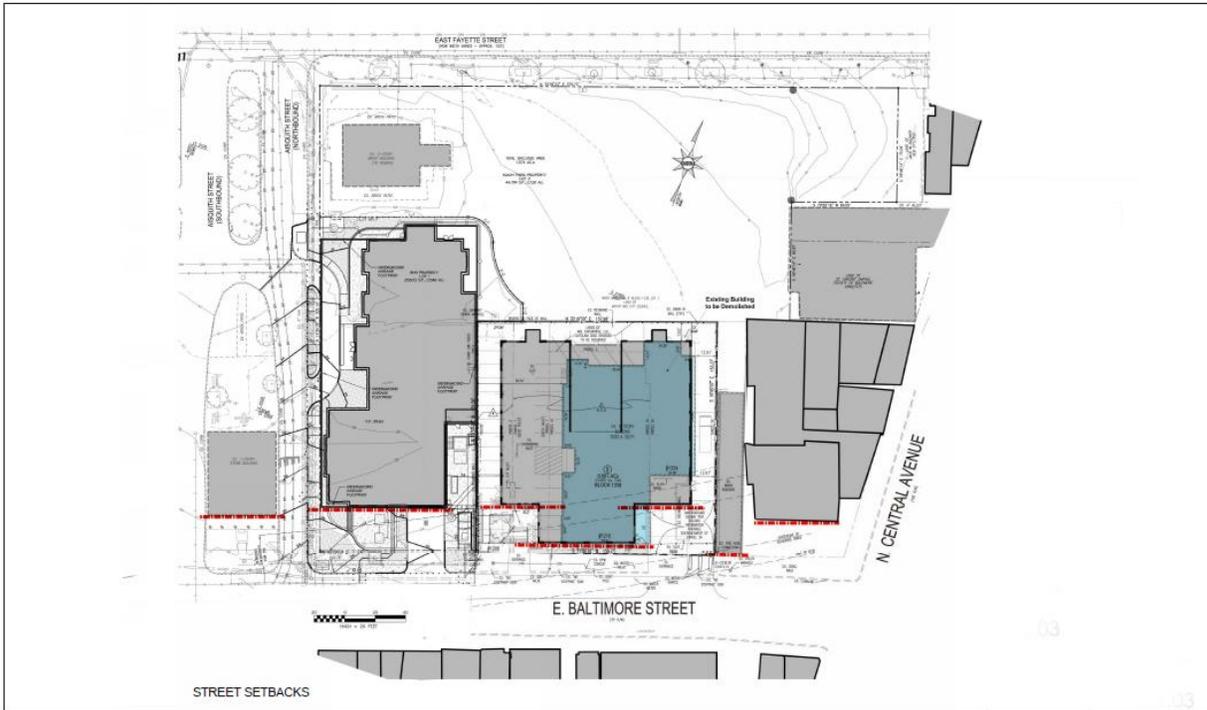
AERIAL STREETScape - PROPOSED

COLIMORE
ARCHITECTS | an ATI company

House of Freedom
Women and Children's Center

NO. 1024	DATE
05-15-18	
501.3	

Image 9: 1208-1228 E. Baltimore, proposed design in streetscape, May 18, 2018



STREET SETBACKS

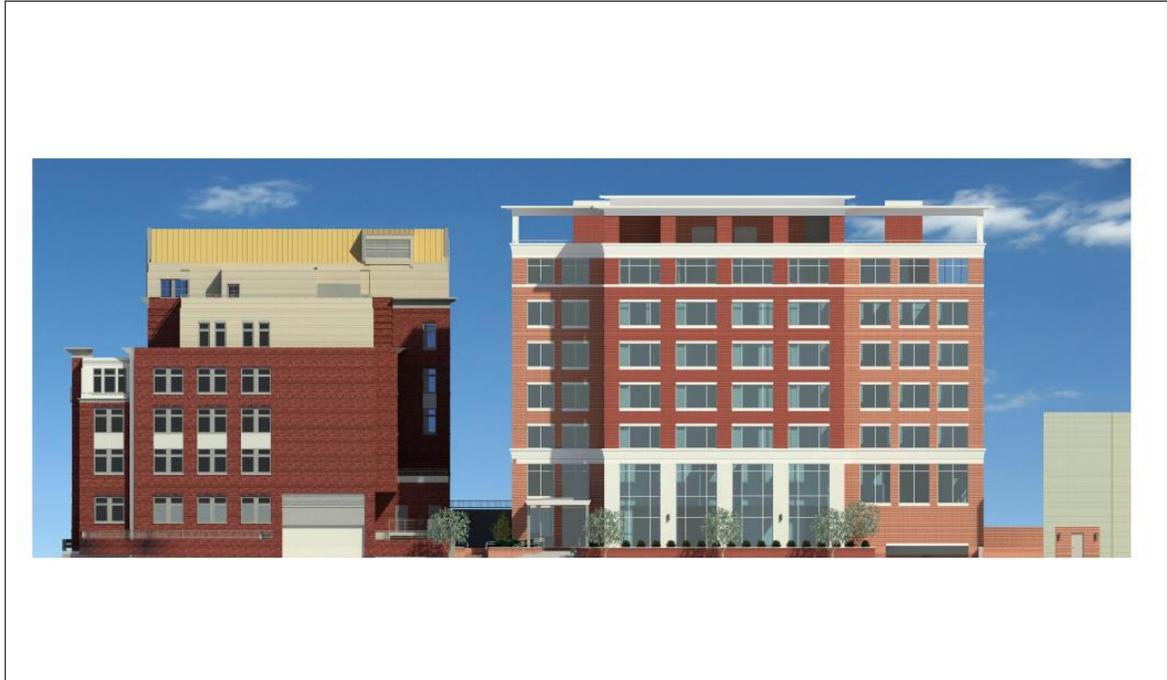
COLIMORE
ARCHITECTS | an ATI company

House of Freedom
Women and Children's Center

NO. 1024	DATE
05-15-18	
501.12	

Image 10: 1208-1228 E. Baltimore, building setbacks and footprints, May 18, 2018

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building



	<p>House of Freedom Women and Children's Center</p>	<table border="1"> <tr><td>DATE</td><td>05-18-18</td></tr> <tr><td>NO.</td><td>501.9</td></tr> </table>	DATE	05-18-18	NO.	501.9
	DATE	05-18-18				
	NO.	501.9				

Image 11: Front elevations - 1208-1228 E. Baltimore (right), Ronald McDonald House (left), May 18, 2018



VIEW FROM E FAYETTE STREET

	<p>House of Freedom Women and Children's Center</p>	<table border="1"> <tr><td>DATE</td><td>05-18-18</td></tr> <tr><td>NO.</td><td>501.14</td></tr> </table>	DATE	05-18-18	NO.	501.14
	DATE	05-18-18				
	NO.	501.14				

Image 12: Rear elevations - 1208-1228 E. Baltimore (left), Ronald McDonald House (right), May 18, 2018

1208-1226 E. Baltimore Street (Jonestown Historic District) – Concept Review – Construct Seven-Story Building

